

Exhibit 116

WESTPOINT MARINA AND BOATYARD

September 3, 2003

To: Andrea Gaut, BCDC

From: Mark Sanders, Westpoint Marina and Boatyard

Subject: BCDC Permit number 2-02

Reference: Your August 1, 2003 Commissioners Report
Your August 6, 2003 Errata Sheet
Your August 7, 2002 Errata Sheet

Hello Andrea:

Enclosed please find an executed and notarized original copy of the BCDC Permit for Westpoint Marina.

I understand from your conversations with Kent Mitchell that BCDC Staff agrees that with the removal of Special Condition II-P on page 14, item 8 on the same page (regarding Live-aboard boats) is not appropriate. Kent went on to explain that you would prefer to remove this item when the anticipated permit amendments we have discussed to the permit are applied for.

Sincerely,

Mark Sanders

Cc: Kent Mitchell, Mitchell and Herzog